

PROPERTY OWNERS ASSOCIATION 6TH AMENDED MANAGEMENT CERTIFICATE FOR
WINDSONG COMMUNITY IMPROVEMENT ASSOCIATION

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Harris §

1. Name of Subdivision: Windsong
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Windsong Community Improvement Association
4. Recording Data for Association: See Below:
5. Recording Data for Declaration: See Below:

Declaration and Name of Subdivision	Recording Data for Declaration	Recording Data for Subdivision
All in Windsong Section One, a Subdivision in Harris County, Texas, according to the Plat thereof	Recorded in Volume 295, at page 1 of the Record of Maps of Harris County, Texas	As stated in said Map
Declaration of Covenants, Conditions and Restrictions for Section One for Windsong Community Improvement Association	G537859 157-86-1887 5/10/1980	As stated in said Declaration
Declaration of Covenants, Conditions and Restrictions for Section Four for Windsong Community Improvement Association	N453588 009-59-1753 12/17/1991	As stated in said Declaration
First Amendment of Declaration of Covenants, Conditions,	G829749 175-99-1762	As stated in said Amendment

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Restrictions and Easements, Section One for Windsong Community Improvement Association	1/15/1981	
Second Amendment of Declaration of Covenants, Conditions, Restrictions and Easements, Section Two for Windsong Community Improvement Association	H949164 046-92-1874 04/17/1983	As stated in said Amendment
Third Amendment of Declaration of Covenants, Conditions, Restrictions and Easements, Section Two for Windsong Community Improvement Association	J 436745 077-94-1417 3/30/1984	As stated in said Amendment
Fourth Amendment of Declaration of Covenants, Conditions, Restrictions and Easements, Section Three for Windsong Community Improvement Association	J 739502 097-83-0002 10/15/1994	As stated in said Amendment
Articles of Incorporation of Windsong Community Improvement Association fka Residential Property Owners Association	529-95-2242 4/28/1980	As stated in said Document
First Amendment to By-Laws of Windsong Community Improvement Association fka Residential Property Owners Association, Inc.	529-95-2264 12/30/1999	As stated in said Document
Second Amendment to By-Laws of Windsong Community Improvement Association fka Residential Property Owners Association, Inc.	529-95-2265 12/30/1999	As stated in said Document
Third Amendment to By-Laws of Windsong Community Improvement Association fka Residential Property Owners Association, Inc.	529-95-2266 12/30/1999	As stated in said Document
Fourth Amendment to By-Laws of Windsong Community Improvement Association fka Residential Property Owners Association, Inc.	529-95-2267 12/30/1999	As stated in said Document

Fifth Amendment to By-Laws of Windsong Community Improvement Association	20120306555 RP-083-01-0148 07/11/2012	As stated in said Document
Resolution Regarding Deed Restriction Enforcement for Windsong Community Improvement Association	20100089919 RP-070-74-0171 03/09/2010	As stated in said Document
Certain Policies & Guidelines Regarding Deed Restriction Matters for Windsong Community Improvement Association	20110527437 RP-080-25-0900 12/16/2011	As stated in said Document
Supplemental Amendment to Section A, E & F of Certain Policies & Guidelines Regarding Deed Restriction Matters for Windsong Community Improvement Association	20130566205 RP-089-46-0273 11/07/2013	As stated in said Document
Certificate of First Amendment of the Architectural Guidelines for Windsong Community Improvement Association	W671818 567-83-1393 05/16/2003	As stated in said Document
Tennis Court Recreation Facility Rules for Windsong Community Improvement Association	20100089922 RP-070-74-01810 03/09/2010	As stated in said Document
Agreement for Mutual Use of Pool Recreational Facility for Windsong Community Improvement Association	20090021495 RP-062-17-1730 01/16/2009	As stated in said Document
Pool Recreation Facility Rules for Windsong Community Improvement Association	20100089921 RP-070-74-0177 03/09/2010	As stated in said Document
Resolution of the Board of Directors of Windsong Community Improvement Association – Regarding Document Production and Copying Policy	20110527435 RP-080-25-0893 12/16/2011	As stated in said Document
Records Retention Policy for Windsong Community Improvement Association	2011052743.6 RP-080-25-0898 12/16/2011	As stated in said Policy
Collection Rules & Installment Plan Guidelines for Windsong Community Improvement Association	20110527434 RP-080-25-0888 12/16/2011	As stated in said Policy

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The following resolutions are filed under Document No. RP-2017-476567:

- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Drought-Resistant Landscaping and Natural Turf Guidelines
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Standby Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution

Windsong Community Improvement Association Billing Policy and Payment Plan Guidelines are filed under Document No. RP-2017-530546

Windsong Community Improvement Association Violation Enforcement Resolution is filed under Document No. RP-2018-425546

Windsong Community Improvement Association Pool Rules and Guidelines is filed under Document No. RP-2019-203049

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021

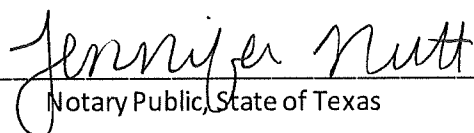
Windsong Community Improvement Association

By: 
Sally Smith (of Spectrum Association Management) Managing Agent

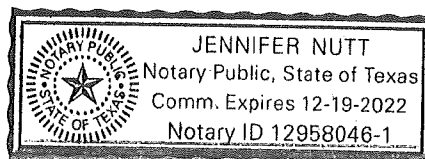
State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20
October, 2021 by Sally Smith, representative of Spectrum Association
Management, the Managing Agent of Windsong Community Improvement Association, on behalf of said
Association.


Notary Public, State of Texas

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



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Pages 6
10/25/2021 08:26 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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